Town of Woodstock Master Plan

Woodstock Planning Board

Revised Master Plan Adopted by the Woodstock Planning Board on: 11/10/2003

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Introduction

The purpose of a master plan, as set forth in New Hampshire statutes, is to show, as fully as possible, the planning board's recommendations for the desirable future development of a town. State statutes further provide that a town may not enact a zoning ordinance until the planning board has adopted, as a minimum, the goals and objectives and land use parts of a master plan.

Having a master plan to guide development makes good sense – and good local government. During the last fifteen years, Woodstock, like many towns in New Hampshire, faced pressure from development which stressed our local community facilities and utilities and which changed the character of the town. We met those needs with improvements to our infrastructure which can be seen in the improvements of Water and Sewer facilities and the growth of our Police and Fire Departments. We now face new concerns and new challenges. In the absence of sound long range planning, the project by project review of development proposals will lead to long range results that are contrary to what the town intends or desires. Master planning can avoid such results by balancing all of the competing interests in a community and by providing an overall "policy umbrella" to guide the project by project decisions by which a town is developed.

Another reason for having a master plan is that it provides a document that everyone can look to for an explanation of development policy. Good local government requires sound, rational, responsible decision making and an openness that allows the decisions to be understood, analyzed, discussed, and evaluated by the public. Everyone in town will not agree on development policies, but everyone deserves the right to know what the policies are and why they exist. The master plan document provides the explanation.

This report is an update of the Woodstock Master Plan, which was originally adopted by the Woodstock Planning Board in December 1987. Woodstock has changed in the last fifteen years. State and Federal requirements resulted in the adoption of a "Floodplain Development Ordinance" and a "Shoreland Protection Ordinance". In 2001, at Town Meeting, voters requested that a Telecommunication Ordinance be drafted. This ordinance was developed by the Planning Board and approved by the voters at the 2002 Town Meeting. Also in 2002, a questionnaire was sent to all registered voters to solicit opinions and input for formulating this updated master plan. The results of this questionnaire have given the planning board a good sense of what the people want to see preserved and what needs to be changed. The purpose of this master plan is to present a sound foundation for planning policies.

Master Plan Goal and Objective Summary

Master Plan Objective

To develop a plan that addresses local history, natural resources, and land use according to RSA 674:1-4 .

Master Plan Goals:

1. Provide a tool to describe the character and future vision of the community.
2. Provide a method to monitor and guide growth.
    - Growth and change is inevitable, however, excessive growth or development is not compatible to the desires of the community nor does it assist in maintaining the town's specific identity and desirability.
    - In order to protect the community, it is the recommendation of the Planning Board that the town consider a "change of use" ordinance. This will allow ongoing monitoring by the Planning Board to achieve the result identified in the survey.
3. Utilize the community survey conducted in March of 2002 and incorporate the following identified areas that may need to be monitored:
    - Maintain the "look and feel of a small town" by preserving Main Street
    - Protect the quality of life
    - Protect natural attributes and economic viability.

Chapter 1

Goals And Objectives

1. Support and provide an economic base such that existing businesses can survive, prosper and continue to provide employment opportunities and job stability. Develop a good working relationship between the municipality and the commercial sector. Be responsive to their needs to the maximum extent possible given financial constraints and complimentary responsibilities to the residents needs and environmental considerations.

2. Encourage the continued growth of its primary industry the tourism/recreational/ski industry with accompanying related services.

3. Maintain and enhance the characteristics of the 3 districts of Woodstock along with its present and past histories. Direct opportunities to appropriate neighborhood where compatible uses exist, where change is welcomed and/or needs can most efficiently be met.

4. Assure change or development occur at densities compatible with topographical and geographical constraints to assure soils, transportation networks and/or infrastructure needs can be accommodated in the public's best interests.

5. Preserve areas where change and development are not desirable for our and future generation's enjoyment: i.e. wetlands, waterfronts, floodplains, and forested areas. The preservation of these sensitive areas will assure the quality of life Woodstock residents and visitors enjoy can live on for generations to come.

6. Be open-minded to change. Welcome ideas and react to them in a constructive manner by analyzing them with the residents' best interests in mind. Seek input and be open to advice from residents and professionals to assure good choices are made for our future.

7. Be aware of and involved in community interests in both Woodstock and Lincoln to avoid duplication and cross-purposes.

8. Continue to recognize that Woodstock is characterized as a community that accepts mixed uses throughout and hosts a diverse residential and economic base. Provide direction so that a synergistic relationship exists among Woodstock's best attributes, such that none are compromised or lost at the expense of another. Chief among those attributes to be enhanced and protected are Woodstock's residents and visitors, its quality of life, natural attributes and economic viability.

9. As adopted at Town Meeting 2003, work closely with North Country communities to communicate our common interests and actively participate in the revision of the White Mountain National Forest plan, focusing on continued management for the multiple uses of timber, recreation, wilderness and clean water.

Chapter 2

History

Woodstock today is a product of over 200 years of interaction among people, land and events. Where and why families settled in Town, how they earned a living, and what contributions they made to the Town – all are important in understanding the social and economic character of a community. This chapter is intended to provide a sense of the character of the Town and its development as influenced by people who have settled here and the bountiful natural resources. Serious work in research and compilation has been undertaken by individuals concerned with creating a permanent record – Ida Sawyer, Fred Brown, and Frank Moore to name a few. Their work, along with Fran Belcher's Logging Railroads of the White Mountains and J. Willcox Brown's, "Forest History of Mt. Moosilauke," provides the basis for this chapter. We hope that what follows is an adequate portrayal of the major phases and influencing factors in Woodstock's development.

The Peeling Grant

The granting and settlement period of Woodstock was probably very similar to that of other central and northern New Hampshire towns. Settlements in the state were initially concentrated in the seacoast area, and later extended up the Connecticut and Merrimack River Valleys. Until the early part of the eighteenth century, Native Americans of the Abenaki tribes were seen as hostile obstacles to any serious settlement. The French and Indian War and other defeats pushed the Native Americans north and removed this significant threat. As the first half of the eighteenth century proceeded, the claiming of land as part of a territory was of paramount importance. Benning Wentworth, who served as Royal Governor of New Hampshire from 1741 to 1767, conducted a very energetic land-granting enterprise. In fact, partly because of Wentworth's expansion activities, New Hampshire was the fastest growing colony from 1761 to 1775. The booming timber trade between Britain and the colonies also prompted the inland movement. In 1763, Wentworth issued a charter to Eli Demerit and 92 other proprietors for some 25,000 acres of land to be called Peeling. At the same time, grants were issued for Warren, Coventry (Benton), and Landaff (including present day Easton). No settlement occurred and the land would change hands, once in 1771 when it was re-granted as Fairfield to a second group and again in 1773 when it was re-granted as Peeling to some of the original proprietors. Lack of good roads was one key factor which still delayed settlement. Meetings of the proprietors were held in Dover, New Hampshire, to discuss laying out the lots and other business. The first road into the area was cleared in 1793. The Town was finally laid out in 200-acre lots in 1794. Peeling was officially incorporated as a town in 1800 and the first annual meeting to be held in Town occurred that year. The population of Peeling at its official beginning was 82.

Clearing the Land

The 1800-1850 period represented the "breaking-in" phase. By 1810, the population had grown to 210 as more families bought or claimed lots. The land was blanketed with a dense, virgin forest. Some land was cleared for homes and farming. Since much of the land in Town has steep slopes, most families settled along the river or near Elbow Pond, the only other near-level area in Town. The major activity of the settlers (and the dominant economic activity) was subsistence farming. Gradually as the population increased, blacksmiths and cobblers set up shop. Woodstock's many mountain streams powered small mills. The lumber, shingles, clapboards, and lath produced at mills on Jackman, Hubbard, Eastman, Gordon Pond, Russell Pond and Moosilauke Brooks met local needs for many years. There were also small gristmills and a textile mill. By 1854, there were 15 active mills. Practically every stream in Town has been the site of more than one mill. Other activity at mid-century included a starch factory on Eastman Brook, a growing tannery operation at Mirror Lake, and lead mining in the Mt. Cilley region. Another part of Town took on the name of Potato Hill (south of Mt. Cilley, along Glover Brook) because of predominance of that crop. Corn, rye, wheat, hops, and hay were some of the other crops raised at this time. Many families kept sheep, cattle, and pigs. The First Baptist Church of Peeling was

established in 1812. Later, the Church would split for theological reasons and to better serve the different parts of Town – one to serve southern Peeling, Thornton, and Campton, another for the northern part of Town and Lincoln.

It is well documented that Mt. Cilley was the site of a major settlement beginning in 1824 and lasting until about the Civil War. Though the land was not easy to work and winters were harsh, settlers made a determined effort to carve a small civilization out of the woods. About 15 families cleared the land, built homes and a school, set up mills on nearby streams, and farmed. The road up from the Daniel Webster Highway was often difficult to travel and was a tenuous link to the rest of the sparse civilization. There were a number of factors which contributed to the community's abandonment including an increasing sense of isolation from village activities in the valley and the Town's reluctance to maintain the four-mile stretch of road. The excellent soil and promise of a better life in the West also probably influenced the decision of some of the Mt. Cilley families to move on. The upland community was reportedly abandoned around 1865, and by 1920, forest had reclaimed the land.

Woodstock

In 1840, the townspeople decided to change the name of their Town from Peeling to Woodstock. The cause of the change is unknown. Through the middle part of the 1800's, North Woodstock and Woodstock were quiet little villages. Stagecoach travel provided a limited, though regular, contact with the southern part of the state. To the north, a small community was growing up in Lincoln along the Notch Road, though the mill part of the Town did not yet exist.

The Resort Era

By 1870, Woodstock had 405 inhabitants; Lincoln had 71. While the population would drop slightly over the next 20 years, Woodstock was about to enter a new and very important phase of its development.

The phenomenon of the White Mountains as a vacation and travel area began in earnest in the last decade of the nineteenth century, as more and more people from the Boston area began to flock to the mountains. The clean air, cool mountain breezes, and mineral springs were elixirs to the health and spirit of weary city-dwellers. And Woodstock was the perfect setting – a small quiet community surrounded by mountains. To the east was the spectacular Franconia Range, and looming on the west were Kinsman and Moosilauke. Franconia Notch commanded the views to the north. Mountain streams were plentiful, and the drops and pools of Agassiz Basin were a favorite spot to visit. This natural beauty and the coming of the railroad set the stage for the explosion of the "tourist industry." For Woodstock and other White Mountain towns, this "drawing to the mountains" was the first major influence which helped to shape their character. It set Woodstock apart, on a road that it is still on today.

The Pemigewasset Valley Railroad (PVRR) was extended to North Woodstock from Plymouth in 1883 thus providing a quicker, more convenient way for more families to travel. The two villages became well known as summer resorts. The era of the grand hotels was underway with the Mountain View, the Deer Park, and the French Hotels all built in the mid-1880's. Other hotels of the period included the Russell House, the Alpine, the Three Rivers House (the only remaining hotel), the Fairview, the Greenleaf, and the Maplewood. Some of the existing houses were converted to more modest boarding houses. Some of the better-known establishments were Fern Hill Farm, Osceola Lodge, the Birches, Seven Gables, and the Homestead. In addition, people enjoyed summers enough in Woodstock to build cottages and return year after year with their families. Many of these summer residents were very active in a variety of community activities.

The relationship between the Town and its visitors has always been interesting and varied. The tourism era brought cultural, economic, and physical change. The Town would come alive each spring for four to six months. New businesses and services developed to attract and then cater to visitors. Year-round residents found work in providing lodgings, food, tours, and other activities. The income from summer jobs was important to many families in getting through the winter months. (In the last few decades, the tourism-based economy

and culture have extended into the winter, as this area of the White Mountains has gained popularity as a ski resort area.) Also, the architecture of the community reflects the heydays of the late 1800's and early 1900's (with Queen Anne and Victorian features) and the continued orientation today to tourism (cottages, condominiums, and bungalows).

People who were attracted to Woodstock – for a day or for 20 summers – came from all over the Northeast and from all classes, from an average American family to more famous and colorful personalities. Some enjoyed the hospitality and the surroundings, ate and paid for lodgings, and returned home. Others left more lasting marks, such as work on trails enjoyed by today's hikers.

Clearing the Land: Part Two

Railroads and industrialization nation-wide were responsible for the rising demand for North Country timber during the late 1800's. The extensive logging of softwoods all around Woodstock and soon to be in the upper reaches of the Pemi Valley would change the face of the landscape. While the history of logging and the lumber industry is too involved to be recounted here, some discussion of the influence and impacts is valuable.

Up until the 1870's or so, lack of good transportation and adequate timber supplies to the south had prevented any significant change in the predominantly local lumber industry. The coming of the railroads, improvements to sawmill technology, and the aggregation of forest land into a few, vast holdings brought changes to the area. The extension of the PVRR was not only a boon to the Town's growing popularity as a summer resort, but it represented the final ingredient necessary for extensive clearing of the forests. From this main line, others would be extended eastward into Thornton Gore, and the Pemi Wilderness, northward to Johnson, and westward to Lost River and Elbow Pond. J. E. Henry and family constructed the extensive rail system in the Pemi Wilderness and built a large sawmill and many homes and shops in Lincoln. (Later, pulp and paper mills would be built.) The effect of the Henry operations (and those of later owners) on the land and the economy of the area was significant, though the influence was undoubtedly more direct and lasting on Lincoln than on Woodstock. At the time, Woodstock had a definite community structure and a new economic force in its resort popularity. For a time (the early 1900's), however, both North Woodstock and Woodstock Village experienced an influx of hard-working men who constructed railroads in virgin forests, cut "low to the stump" thousands of acres of land, built sawmills and repaired machinery, and tended horses and engines. The Gordon Pond Railroad (GPRR) and the Woodstock-Thornton Gore Railroad (W-TGRR) (see Figures 1-1 and 1-2) enabled harvesting in the northern and southern ends of Town. Both railroads operated for about the same length of time, Gordon Pond from 1910-1916, and the Woodstock-Thornton Gore from 1906-1913. Approximately 30,000 acres in the Kinsman-Moosilauke region were cut and the timber hauled out by the GPRR. A successful campaign in 1912 to buy and preserve Lost River in Kinsman Notch was an unanticipated public response to the magnitude and impact of an operation of this scale. The logging of Livermore, Thornton, and Woodstock and the related mill operations caused a spurt in the population of Woodstock Village, where the W-TGRR joined the mainline.

The Twentieth Century

Work in the mills and in the woods throughout Town brought in new types of people, quite different from the periodic visitors, local farmers, and hotel operators, but equally important in the life of Twentieth Century Woodstock. The busy period of harvesting soon came to a close, with the clearing of the land and passage of the Weeks Act by Congress in 1911. By 1917, most of the tracts were purchased by the federal government to create the White Mountain National Forest. Very little seems to remain as a reminder of the logging phase of Woodstock's history. The National Forest is perhaps the strongest legacy. The multiple-use principle, which guides the federal land management, provides Woodstock and other towns with a beautiful yet useful natural resource. The forest, under different ownership and used for different purposes today, continues to shape the economic and cultural development of the Town.

The story of Woodstock as it passed through the coming of the automobile, the Depression and World War II, continued urbanization, advances in technology, and social changes of the last two decades requires a better

collection of facts, figures, and stories. The closing of the paper mill in Lincoln affected the economy and job market of the entire region. Although there was not a mass exodus of residents, the population remained quite stable, but became more dependent upon the tourism/recreational industry. Fortunately, Loon Mountain Four Season Resort was developed and I-93 was completed, providing jobs, economic stability, and new business opportunities. The introduction of condominium housing developments came along with this shift in economic base. In addition to the provision of more services to residents and visitors, more recreational opportunities including the addition of a municipal playground, the construction of a new municipal office building, fire station, expansion of water, sewer and solid waste facilities, construction of a cooperative school campus, as well as improvements to Fire, Police, Public Works, and Medical Emergency services took place.

The 21st Century – the new Millennium

At the start of this new Millennium, we find that the overall labor force growth is declining, and the labor force is getting older – challenges to attract workers for our service-dominated businesses will continue. (US Department of Labor/Bureau of Labor Statistics).

The baby-boom generation (1946-1964) is poised to retire. Members of this generation are now starting to look for retirement areas and homes. We expect that housing supply will exceed demand. Also, because of this aging population, we will need more elderly support services. Currently, meal services for the elderly operate weekdays out of the Masonic Lodge in North Woodstock.

Since the turn of the century, the only new multi-housing development is Woodstock Junction. Another area of recent improvement is the Scenic View Park on Rte 3 South. This has changed from a non-resident owner owned mobile home park to a resident owned and run cooperative. With the assistance of federal grant money, and town support, infrastructure improvements are planned. The area has been re-named White Birch Estates.

Telecommunications - Woodstock has kept up with the technology, communication and information age and this is expected to continue. High proportions of local residents have Internet connections. There is an Internet kiosk available in the area and Internet connections at local libraries. In addition, cable broadband Internet connection is also available although at this time, the major connections are dial-up connections. Choice of Internet service providers (ISP) will be expected to increase. Recent statistics rank NH residents as #2 in the country with Internet connections per capita. 63.5% of the state's population has Internet connections.

Wireless communications also will continue to grow. Recently, two wireless providers have updated receivers on existing towers. Locals and visitors alike demand/expect improved wireless reception and the companies are responding. Woodstock has a telecommunication ordinance in place to closely monitor these activities.

As was present in the last Century, Woodstock will remain desirable because of its location and its small town look and feel.

Chapter 3

Natural Resources

A. Woodstock Soils

The ***State of New Hampshire Department of Environmental Services*** rules regulate soil and slope restrictions for building lots. Because of these rules, soil properties are an important part of community planning.
The Wisconsin glacial period, approximately 10,000 years ago deposited soils in two ways:

- by **till** - which is soil deposited directly as the glacier receded,
- and by **outwash** - which is soil flushed out during melt.

In general the soils in the Pemigewasset Valley, between Rte. 3 and Rte. 93 are sandy outwash soils. These are good materials for construction of roads, building lots and effluent disposal systems. One is less likely to encounter ledge as the outwash covered the areas with deposits of sand and gravel although natural erosion has uncovered ledge in some flood plain areas.

The areas west of Rte. 3, and east of Rte.93 are, once again, in general, till deposits. In these areas large boulders and ledge are more likely to be encountered. Slopes facing north are likely to be hard packed (lodgment till); due to the fact that the glacier pushed soils from the north to the south. In these areas ledge is usually close to the surface, and the soils are generally compacted. Southerly slopes and the areas between hills are usually well drained soils as these were deposited as the glacier receded (ablation till). These areas are better suited for building as the soils are less likely to be compacted, although cobbles and boulders will be prevalent. As a general rule, if one sees old stone walls, the soils will be till, and if walls are not present; the soils will be outwash.

As soil science is an extremely complex business, the above is very general. To find more specific information one can refer to ***the Soil Survey of Grafton County Area, New Hampshire.*** This publication is available through the United States Department of Agriculture at no cost.

B. Water

1. Introduction

Due to latitude, climate, and relief, Woodstock and the northeastern United States are water abundant areas. This means simply that periods of low or no rainfall, and thus low streamflow, are infrequent. More than enough water exists in rivers, ponds, lakes, and wells to meet normal needs.

Woodstock's rivers, streams, and ponds have long served a variety of economic, cultural and natural uses. The Pemi has transported logs, goods and people; the rivers and springs have provided cheap supplies of clean water for domestic and industrial use; the fast-flowing mountain streams generated power for countless mills; for many years, the Pemi carried away household and industrial waste; the natural scenic attributes of Woodstock's waters continue to delight residents and visitors.

Aside from serving these valuable functions, the specific characteristics of a town’s water resources provide certain limits to human activity. Examples of limitations include flooding, a natural occurrence which becomes a matter of safety and expense with human encroachment on the floodplain, the potential for groundwater pollution either directly through percolation or from poor surface water

quality; and erosion and sedimentation which are products of careless alteration of slope, soil, and vegetation. In describing Woodstock's water resources, we want to understand how they affect and are affected by the variety of human uses.

Surface Waters

Rivers and Streams

Woodstock's mountain mass has been well-dissected by the Pemigewasset River running southerly through Town, and Lost River-Moosilauke Brook flowing easterly from Kinsman Notch to join the Pemi in North Woodstock. Most of the land in Woodstock (and all of the private land) drains into the Pemi (including a few thousand acres that drain via the Baker River). Some 2,000 acres on the western side of Kinsman Notch flow into the Wild Ammonoosuc, a tributary of the Ammonoosuc which joins the Connecticut River in Woodsville.

The Towns of Woodstock, Lincoln, and Franconia represent the headwaters of the Merrimack River. While this drainage area makes up less than four percent of the total Merrimack drainage area, the headwater is very important to the river as a whole. Compared to downstream areas, Woodstock's streams are fastflowing, with steep gradients and narrow channels. These characteristics have implications for flood hazards and water quality. In general, rivers and streams of headwater areas are more sensitive to changes or extremes in watershed conditions. However, since most of the drainage area is in the White Mountain National Forest, minimal alteration of this land is expected.

Woodstock has about 25 rivers and streams with a total length of over 100 miles. Most of the streams are a few miles in length. The rivers and streams are listed in the Table below along with the drainage area, stream length, stream order, and water quality classification. The Pemi dominates the Town, partly because most of the land drains into it, and partly because the river valley is the site of most human activity. The private land of Town is located primarily along the Perni, along Lost River, and at the confluence of the East Branch of the Pemi and the main stem in North Woodstock. Other major streams include Jackman, Glover, and Hubbard Brooks.

Because the Pemi represents the headwaters of the Merrimack, there is a good amount of data available on riverflow and runoff. Riverflow is one component of the hydrologic cycle and is the sum of precipitation falling directly on the rivers and streams, and overland and subsurface runoff. During dry weather, riverflow consists of drainage from groundwater storage. The steep slopes and soils of Woodstock produce fairly fast runoff, yet the vegetation moderates it a bit and aids in absorption and underground travel.

Woodstock's Rivers And Streams

	Drainage Area 1 (acres)	Stream Length (miles)	Stream Order	Water Quality Classification
Pemi River Basin				
Pemigewasset (direct drainage)	3,552	9	5	C
No Name #1	164	1	1	B
Burleigh Brook	644	4	2	B
No Name #2	340	1	1	B
Hubbard Brook	51336	12	3	B
Leeman's Brook	1,000	2.7	2	B
No Name #3	600	2	1	B
Glover Brook	3,704	13	2	B
Beaver Brook	592	1.5	1	A

Eastman Brook	44	.75	3	B,C
Russell Pond Brook	568	1.5	1	B
Horner Brook	332	2.4	2	B
Moosilauke, (direct drainage)	4,916	11	4	B
Smith Brook	468	1.25	1	B
Pike Brook	1,504	4	2	B
Crooked Brook	520	2	1	B
Jackman Brook	3,596	12.75	3	B
Walker Brook	2,304	6.5	3	B
Gordon Pond & Falls Bk	1,816	7	2	A,B,C
(Total M. Sub-basin)	15.124			
Total Pemigewasset Basin	**32,000**			

Baker River Basin				
Baker River	2,220	4	2	B

Wild Ammonoosuc River Basin				
Wild Ammonoosuc	948	1.75	3	A
Beaver Brook	220	.75	1	A
Oleson's Brook	228	1	1	A
Stony Brook	404	2	1	A
Underhill Brook	304	1.2	1	A
Stark Falls Brook	104	1	1	A
Total Wild Ammonoosuc Basin	**2,208**			

Drainage area includes only land within Woodstock
A river gauging station was maintained by the U. S. Geological Survey from 1939 to 1977 at the former site of the old covered bridge in Woodstock Village. The data was reported by the late Fred Brown who continued to provide the data to USGS until his death in 1981. Over the 38 year period of record, the average flow was 514 cubic feet per second. The average daily discharge for the last year of record (1977) was 529 cfs.

The flow of the river can vary widely over the course of a day, a month, or a year. Riverflow varies with rainfall, temperature, the pattern of storms during the year, soil moisture conditions, and other factors. Over the course of a year, the interaction between precipitation (rain and snow), spring melting, and the growth and loss of vegetation can be detected. The spring flows coincide with leaf fall. The river is at its lowest in January, February, July, and August. The winter months are typically low in precipitation and that which falls is stored in the snowpack. Though the rainfall is higher in the summer, vegetation consumes a good part of this source through transpiration.

While averages are important, it is the extremes which most often concern residents and local officials. The high flows bring streambank erosion, property damage, and hazards to human life. The low flows bring dry wells, reduced fishing and recreation, and a high potential for fire. During the period of record, the highest and lowest flows occurred in the same year - 1959. The highest flow of 47,000 cfs occurred on October 24th and lowest flow was recorded on February 11th.

In the course of a year, there are occasions in which the riverflow exceeds the capacity of a stream or river channel. Thus, some land in Town is flooded every year. Land a few feet higher may be accustomed to flooding every two or five years. These are not extreme events, nor are they usually dangerous. They may result in some erosion, basement flooding, and septic system failure. Because of the concern for the significant impacts of larger flooding events, the federal government initiated mapping of flood hazard areas and a flood insurance program. One of the objectives of the federal effort is to guide land use activity to safer locations and, short of this, to insure that activity which does occur on the floodplain is raised above the flood elevation levels or is flood-proofed. Woodstock has elected to join the Flood

Insurance Program and has adopted the requisite ordinances. The Flood Hazard Areas as delineated by HUD represents the area of land that would be inundated by the 100-year flood (a flood that has one chance in one hundred of being equaled or exceeded in any given year. The Pemigewasset River Valley is the major Flood Hazard Area in Town. Narrower areas extend along Lost River, Gordon Pond Brook and Hubbard Brook. Flood Hazard Areas also surround Beaver and Elbow Ponds.

Major Ponds

Woodstock has four ponds: Mirror Lake in the southern part of Town, Russell Pond in the northeast, Elbow Pond in the center of Town southwest of Mt. Cilley, and Beaver Pond in the far northwestern comer in Kinsman Notch. The first three are natural ponds, formed most likely as a result of ice-contact deposits of the glacial period. Mirror Lake, which drains into Hubbard Brook, is the only pond which lies in private land. All the others are in the National Forest, with the Elbow Pond tract a recent addition. Mirror Lake has a small amount of residential (year-round and seasonal) and recreation use along its southern shore. Russell Pond is the site of a popular WMNF campground, with most of the roads and camping area along its eastern shore. This pond is regularly stocked with brook trout. The drainage area of all the ponds (including Mirror Lake) lie almost completely within the National Forest and are well-protected against significant land use changes. Of course, National Forest management of these watersheds should be carefully monitored.

Woodstock's Ponds

Name	Size	Depth	Inlet/Outlet	Shoreline
Beaver Pond	9 acres	7' average 12' maximum	Beaver Brook/ Wild Ammonoosuc	wooded
Elbow Pond	56 acres	8'average 36'maximum	Glover Brook swampy	wooded and
Mirror Lake	37 acres	17' average 30' maximum	spring brooks/ no-name	wooded with some residential
Russell Pond	39 acres	33'average 78'maximum	no inlet/ Russell Pond Brook	wooded

Groundwater

Another water resource important on a daily basis to Woodstock residents is groundwater. The North Woodstock Village water system was replaced in the 1980's by two gravel packed wells in lower Woodstock. Lines go from Route 175 in lower Woodstock, across the river in lower Woodstock up Route 3 and out Route 112 to the tank. Water service is available along this entire route. This system provides fire hydrants and water to about half the town. The areas not serviced by town water are Route 3 south of Gray Hill Condos and Mirror Lake Road; Route 175 from the east side of the green bridge south to where Route 175 crosses the Pemigewasset River, Route 175 south of Thornton Gore Road, Route 112 west of Lost Valley development and most of Sundance and Snow King Roads in Lost Valley. Beyond this personal use, groundwater also sustains the riverflow in times of low rainfall. As the Hydrologic Cycle points out, the distinction between groundwater and surface water is really just a matter of where a drop of water is located at any particular time. This means that the quality and supply of groundwater and surface water are interdependent.

Groundwater occupies the spaces among soil particles and rock fragments. The top of this zone of saturation is called the water table. While much of the groundwater tapped in New Hampshire is in surficial glacial deposits, fracture zones in bedrock also represent a groundwater source. A groundwater aquifer is a geological formation (bedrock, till, or sand and gravel) which transmits water. Physical

characteristics of an aquifer determine the volume of water it may hold and the rate at which the water flows. An aquifer recharge area is an area on the land surface through which rainfall and runoff infiltrate to replenish an aquifer. A recharge area may lie directly over, close by, or at a distance from the aquifer it replenishes. Geology, soil, slope, vegetation, and land use are some of the factors which affect the ability of surface areas to recharge aquifers.

Sources of information on groundwater and aquifers in Woodstock include the USGS Water Resources Investigation, "Availability of Ground Water in the Pemigewasset and Winnipesaukee River Basins, Central New Hampshire," and Camp, Dresser and McKee's report for the Town, Water Supply and Distribution System Improvements. The information is unfortunately sketchy and incomplete. The USGS map indicates, at a scale of 1:250,000, the approximate location of aquifers of high, moderate, and low yields. The first two areas are delineated on the Water Resources Map. The high yield areas are located along the main stem of the Pemi, beginning about a third of a mile south of the Route 175 bridge in North Woodstock and extending essentially along the Pemi's entire length. Another high yield area parallels the East Branch of the Pemi as it enters Town and joins the main stem. Aquifers estimated to produce medium yields of water extend from the high yield area along the East Branch west to the main stem and in between Gordon Pond Brook and Lost River. The major difference between aquifers of high and medium yield is thickness. The sand and gravel deposits of high-yield aquifers are thicker and have the potential to produce water in a quantity sufficient for municipal and industrial needs. The thinner deposits of medium-yield aquifers probably yield enough water for small municipal and rural residential use and commercial and light industrial use.

CDM performed tests at 14 sites in order to identify potential water supply sources. The results indicated that deeper sand and gravel deposits (50-80 feet) had better yields or flow-rates for municipal water supply than shallow deposits. Water at certain sites had levels of iron and manganese unacceptable as a public source. These tests identified the aquifer since developed between the Pemi and Route 175 to supply the Town of Woodstock and an aquifer along Lost River southwest of North Woodstock Village as potentially the most productive sites.

To know more about the size and quality of aquifers (and thus their importance in maintaining ground and surface waters), more detailed and complete testing is required.

Wetlands

Wetland areas are typically identified by the coincidence of the following conditions: the water table is above or just below ground level; the soils are poorly or very poorly drained and have a layer of muck and peat; the vegetation consists of water tolerant species; and the land has minimal or no slope. Wetlands in Woodstock have not been specifically inventoried or studied. The best information currently available is the drainage classification of soils by SCS. This information is used to delineate wetlands on the Water Resources Map as poorly and very poorly drained soils. From the map, we can see that the wetlands are located along the river and streams and in slight depressions on terraces or upland areas. There are approximately 106 acres of wetland soils in Town, located in drainageways in the Lost River area and north of the Alpine property, on the floodplain and at the base of steep slopes in a few spots along the Pemi, and along an unnamed stream north of Mirror Lake that runs into the river.

The many and varied wetland functions make them important public resources. Though the value of a particular area depends upon its location within a drainage system, its size, vegetation, and other characteristics, wetlands in general perform the following activities:

- storage of floodwater and reduction of peak flows
- filtering biological and chemical pollutants
- settling-basin for sediments
- source of food, shelter, and breeding and nesting sites for wildlife
- recharge of groundwater aquifers

- home to unique and valuable plant and animal life
- recreational and educational resource

Preservation of these wetlands functions can, over the long run, reduce the likelihood of environmental problems (e.g. water pollution, drought, flooding, etc.) and can also reduce the cost to the public of correcting these problems.

As a step beyond the Community Plan, Woodstock should consider more detailed mapping of its wetlands - particularly those closely associated with the river or those areas in which impending land use changes may threaten wetland quality.

Water Quality

The quality of a town's water resources is determined by natural factors of rainfall and drainage area characteristics and man's activities. Water quality is important since residents demand water that meets certain health standards for drinking and commercial and industrial uses need water that meets their processing requirements. Woodstock's surface water is considered to be of good quality. The state has classified surface waters into three categories of quality as defined in +he Appendix. The table shows the specific chemical and physical standards that a river of stream must meet, the Pemi from the East Branch confluence to Hubbard Brook is Class C, as is the lower stretch of the East Branch. However, the existing quality of the water (as distinct from its legal classification) meets Class B standards. The drainage areas of the Town reservoirs (Gordon Pond Brook and Beaver Brook) are in the highest category (A - drinkable) because of their use as a public water supply. The rest of the streams are classified as and meet the standards for B (swimmable).

The Gordon Pond Brook Reservoir is a back-up water supply for fire protection and emergency use.

Mirror Lake has been classified as a mesotrophic lake by the NH Water Supply and Pollution Control Commission. This rating is based upon data collected in 1950 and a classification system that considers the amount of dissolved oxygen, aquatic plant growth, transparency, and other factors that contribute to the nutrient status of the water. Mesotrophic is considered to be in the mid-range between digotrophic (nutrient-poor) and eutrophic (nutrient-rich, possible water quality problems).

The state's water quality standards also apply to groundwater, yet lack of data has prevented any classification or comprehensive knowledge of existing quality. The Camp, Dresser and McKee study generally found good quality groundwater with a few instances of high iron or manganese. Instances of poor groundwater quality that exists for a limited time or affect a single well may be due to failed septic systems, contamination by road salt, or natural sources of organic matter or other elements.

The Public effort to maintain and restore water quality has sought to treat wastewater and to control the drainage of potential pollutants into surface water and groundwater. Point sources of pollution include wastewater treatment plants, paper mills, and electrical generating plants. These facilities are required to obtain a permit that sets a limit on the characteristics of discharged waters. The Pemigewasset is classified as an "effluent-limited' segment which means that the water quality standards will be met by requiring secondary treatment of wastewater as defined by the EPA. Town treatment plants have discharge limits.

Non-point pollution sources refer to runoff which occurs over an area of land and is more dispersed on origin than an outfall pipe. Runoff from village streets, construction sites and timber operations, and leachates from landfills, dumps, and failed septic systems are examples of non-point source pollution. The variety of possible non-point contaminants and the difficulty of locating them make these pollution sources more difficult to control than point sources.

Treatment Plant Discharges

As of 2003, the Septic treatment plant is at 44% capacity. The plant is capable of processing 340,000 gal/day. Current use is 150,000 gal/day. The Lost River Rd sewer line extension is expected to add approximately 20,000 gal/day. This new use would equal 170,000 gal/day use vs. 340,000 gal/day capacity or 50% capacity. We are allowed to develop to 85% capacity.

Vegetation

The kind of vegetation that is native to an area is primarily influenced by climate, topography, and soils. Sugar maple, yellow birch, and beech -- the key species of the predominant northern hardwoods -- cover the lower and middle slopes of Woodstock. Other major species include red maple, white birch, hemlock, and white pine. These trees and others associated with the northern hardwood type usually grow on sites that are moderately well-drained or poorly-drained.

At lower elevations, the well-drained soils of the valley provide good sites for stands of white pine. The higher elevations (above 2,500 feet) and cooler temperatures of the peaks encourage an intermixing of spruce-fir among the northern hardwoods. Red and white spruces and balsam fir are common along the ridges and in pockets. Major hardwood species include sugar and red maples, yellow and white birches, beech, and white ash.

The pattern of residential uses bordering and intermingling with transitional and older stands of forests provides vegetative diversity and edges. Lawns, gardens, shrub growth, and abandoned agricultural fields support different wildlife species than the forests. The variation provided in the village areas and along the main roads is also visually pleasing.

It is appropriate to mention here the existence of the Hubbard Brook Experimental Station. In 1955, the U. S. Forest Service established within the White Mountain National Forest this outdoor laboratory for research in forest ecology and watershed management. The Experimental Forest contains the entire drainage area of Hubbard Brook (7,500 acres) and lies within the towns of Woodstock, Thornton, and Ellsworth. The system of rain and stream gauges, water quality testing, and other ecosystem data provide the background for a cooperative research program by the Forest Service and several major universities. The research activities, in general, are intended to lead to a better understanding of the implications of land use changes on the natural environment. Some of the better known projects have documented the effects of various forest cutting practices on streamflow quantity and quality.

Wildlife

Wildlife is an integral part of the natural environment and is often considered to be an indicator of the health or "naturalness" of an area. In Woodstock, wildlife is important to hunters, fishermen, and the rest of us who note with curiosity and care the seasonal migrations of favorite animals. Abundant, good quality habitats -- providing food, water, and shelter -- are important to sustaining healthy wildlife species.

Game species found in Town include gray fox, white-tailed deer, snowshoe hare, black bear, raccoon, beaver, and fisher. Other species that have been spotted (or tracks observed) include bobcat, mink, otter, muskrat, and moose. The Hubbard Brook Experimental Forest has inventoried the resident mammals, birds, reptiles, and amphibians.

Russell Pond and Mirror Lake are stocked by the Fish and Game Department with a variety of trout -- brown, brook, lake, and rainbow.

The diversity and abundance of wildlife species is related to land use practices. To the extent that land development in Woodstock increases the number of acres in agriculture or open space, maintains

sizeable parcels, and protects the quality of water, food, and other critical resources, then habitats and wildlife populations can be diversified and maintained.

Tables of:

Mammals

Birds

Reptiles and Amphibians

Mammals

Eastern Gray Squirrel	Sciurus carolinensis
Beaver	Castor canadensis
Black Bear	Ursus americanus
Bobcat	Lynx rufus
Coyote	Canis latrans
Deer Mouse	Peromyscus maniculatus
Eastern Chipmunk	Tamias striatus
Fisher	Martes Pennanti
Longtail Weasel	Mustela frenata.
Southern Flying Squirrel *(status unclear, probably the more common sp).*	Glaucomys volans.
Northern Flying Squirrel *(status unclear).*	Glaucomys sabrinus.
Hairy-tailed Mole (*uncommon, status unknown).*	Parascalops breweri.
House Mouse*(common around Mirror Lake).*	Mus musculus.
Pygmy Shrew (*recorded, but status unknown*).	Microsorex hoyi.
Masked Shrew	Sorex cinereus
Mink	Mustela vison
Moose	Alces alces
Muskrat	Ondatra zibethica
Porcupine	Erethizon dorsatum
Raccoon	Procyon lotor
Red Fox	Vulpes fulva
Red Squirrel	Tamiasciurus hudsonicus
Redback Vole	Clethrionomys gapperi
Shorttail Shrew	Blarina brevicauda
Snowshoe Hare	Lepus americanus
Striped Skunk	Mephitis mephitis
White-footed Mouse	Peromyscus leucopus.
Whitetail Deer	Odocoileus virginianus
Woodchuck	Marmuota monas
Woodland Jumping Mouse	Napaeozapus insignis

(sources: R.T. Holmes, T.W. Sherry, G.L. Potter, E. Horner, W. Martin, and others; annotated comments by R.T. Holmes, December 1995)

Birds

American Goldfinch	*Spinus tristis*
American Redstart	*Setaphaga ruticilla*
American Woodcock	Philohela minor
Baltimore Oriole	Icterus galbula
Bank Swallow	Riparia riparia
Barn Swallow	Hirundo rustica
Barred Owl	*Strix varia*
Bay-breasted Warbler	Dendroica castanea
Belted Kingfisher	Megaceryle alcyan
Black -billed Cuckoo	Coccyzus erythropthalmus
Black-and-White Warbler	Mniotilta varia
Blackburnian Warbler	*Dendroica fusca*
Black-capped Chickadee	*Parus atricapillus*
Black-poll Warbler	Dendroica striata
Black-throated Blue Warbler	*Dendroica caerulescens*
Black-throated Green 'Warbler	*Dendroica virens*
Blue Jay	Cyanocitta cristata
Boreal Chickadee	Parus hudsonicus
Broad-winged Hawk	Buteo platypterus
Brown Creeper	Certhia familiaris
Brown-headed Cowbird	Molothrus ater
Canada Warbler	Wilsonia canadensis
Catbird	Dumetella carolinensis
Cedar Waxwing	Bombycilla cedrorum
Chestnut-sided Warbler	*Dendroica pennsylvanica*
Chimney Swift	*Chaetura pelagica*
Chipping Sparrow	Spizella passerina
Common Crow	Corvus brachyrhynchos
Common Grackle	Quiscalus guiscula
Common loon	Gavia immer
Common Raven	Corvus corax
Downy Woodpecker	*Dendrocopus pubescens*
Eastern Bluebird	Sialia sialis
Eastern Kingbird	Tyrannus tyrannus
Eastern Phoebe	Sayornis phoebe
Eastern Wood Pewee	*Contopus virens*
Evening Grosbeak	Hesperiphona vespertina
Field Sparrow	Spizella pusilla
Golden-crowned Kinglet	Regulus satrapa
Goshawk	Accipter gentilis
Gray-cheeked Thrush	Hylocichla minima
Great Blue Heron	Ardea herodias
Great Crested Flycatcher	Myiarchus crinitus
Hairy Woodpecker	*Dendrocopus villosus*
Hermit Thrush	*Hylocichla guttata*
Indigo Bunting	Passerina cyanea
Least Flycatcher	*Empidonax minimus*
Lincoln's Sparrow	Melospiza lincolnii
Louisiana Waterthrush	Seiurus motacilla
Magnolia Warbler	Dendroica magnolia
Mourning Warbler	Oporornis philadelphia
Myrtle Warbler	Dendroica coronata

Nashville Warbler	Vermivora rufficapilla
Northern Waterthrush	Seiurus noveboracensis
Olive-sided Flycatcher	Nuttallornis borealis
Ovenbird	*Seiurus aurocapillus*
Parula Warbler	Parula americana
Philadelphia Vireo	*Vireo philadelphicus*
Pileated Woodpecker	Dryocopus pileatus
Pine Siskin	Spinus pinus
Purple Finch	*Carpodacus purpureus*
Red -tailed Hawk	Butea regalis
Red-breasted Nuthatch	Sitta canadensis
Red-eyed Vireo	*Vireo olivaceus*
Red-winged Blackbird	Agelaius phoeniceus
Robin	*Turdus Migratorius*
Rose-breasted Grosbeak	*Pheucticus ludovicianus*
Ruby- throated Hummingbird	Archilochus colubris
Ruby-crowmed Kinglet	Regulus calendula
Ruffed Grouse	*Bonasa umbellus*
Rufous-sided Towhee	Pipilo erythrophthalmus
Scarlet Tanager	*Piranga olivacea*
Slate-colored Junco	*Junco hyemalis*
Solitary Vireo	*Vireo solitarius*
Song Sparrow	Melospiza melodia
Sparrow Hawk	Falco Sparverius
Starling	Sturnus vulgaris
Swainson's Thrush	*Hylocichla ustulata*
Swamp Sparrow	Melaspiza georgiana
Tennessee Warbler	Vermivora Pereerina
Tree Sparrow	Spizella arborea
Tree Swallow	Iridoprocne bicolor
Veery	*Hylocichla fuscescens*
Warbling Vireo	Vireo gilvus
White-breasted Nuthatch	*Sitta carolinensis*
White-crowned Sparrow	Zonotrichia leucophrys
White-throated Sparrow	*Zonotrichia albicollis*
Winter Wren	*Troglodytes troglodytes*
Wood Thrush	*Hylocichla mustelina*
Yellow-bellied Flycatcher	Empidonax flaviventris
Yellow-bellied Sapsucker	*Sphyrapicus varius*
Yellow-shafted Flicker	Colaptes auratus
Yellowthroat	*Geothlypis trichas*

Note: *Italics Indicates more common summer resident species.*

Reptiles and Amphibians

Snapping Turtle (Mirror Lake)	Chelydra_serpentina
Painted Turtle	Chrysemys picta
Eastern Garter Snake	Thamnphis sirtalis sirtalis
Eastern Smooth Green Snake	Opheodrys vernalis vernalis
Green Frog	Rana clamitans melanota
Pickerel Frog (Mirror Lake)	Rana Palustis
Northern Leopard Frog	Rana pipiens pipiens
Wood Frog	Rana sylvatica
American Toad	Bufo americanus
Northern Two-Lined Salamander	Eurycea bislineata bislineata
Northern Dusky Salamander	Desmognathus fuscus fuscus
Northern Spring Salamander	Gyrinophilus porphyriticus porphyriticus
Red-Spotted Newt	Notopthalmus viridescens viridescens
Red-Backed Salamander	Plethodon cinereus cinereus
Eastern Milk Snake	Lampropeltis doliata triangulum

Chapter 4

Present Land Use

1. Approximately 76% of Woodstock's land masses are national forest. In addition, a considerable portion of Woodstock is unavailable to future growth or reuse given its natural features: i.e. steep slopes, wetlands or flood plain characteristics. Woodstock further is divided by natural river ways such as the Pemigewasset River and Moosilauke Brook, a railroad, 1-93, Rt. 3, Rt. 175, Rt. 112 and other road ways. It is estimated that only about 6% of Woodstock's geographic area is available for non-forested recreational uses, residential or commercial allocations.

2. These natural features and given topological features become a base and perhaps direct future growth throughout the town. For example, the presence of 1-93 and location of its exits can, and most likely will, play a substantial role in neighborhood characteristics. Growth will follow transportation networks as well as flow in the direction of existing areas with the potential for infrastructure improvements for the most part avoiding areas requiring substantial investments before a proposal can come to fruition.

3. The Town's resident population has remained relatively stable in spite of the substantial addition of housing units since the late 70' s and early 80's. The housing stock nearly tripled yet the population remained virtually unchanged. Until more recent years the bulk of that new housing stock was second homes occupied seasonally- summers and winters- and/or weekends. Those new seasonal owners did not attend local schools or vote. More recently a growing number of those original owners and/or new owners through resale have chosen Woodstock as their primary residence. A growing number of individuals are retiring or semi-retiring here. They work out of their home with occasional trips to an office elsewhere and/or commuting elsewhere. Alpine Lodge, for instance, has shifted to 50% full time occupancy from zero full time occupancy 13 years ago. The same can undoubtedly be said, even though it may not be a ratio of that magnitude, for Deer Park, Grey Hill, Crossing at Riverplace, etc,

4. The primary economic base is still the hospitality industry including winter and summer recreational activities both natural and manmade including services related and ancillary to the tourism/ski industry. Downtown North Woodstock has become a more viable business area attracting and hosting complimentary services and businesses. Woodstock Village has remained the smaller and more residential section of the business community. The growth in the tourism/ski industry has provided opportunities for the small business person.

5. Limiting factors when considering future economic opportunities would be the lack of infrastructure adequate to support a particular use because of financial and physical constraints of existing water/sewer systems. Further provisions may not be financially feasible in the future unless the demand for the same warranted and could support costly expansions. Many of the soils and terrain throughout the community are not conducive to supporting private septic systems of any size. We are fortunate to have good state and federal highway access into and throughout our town.

6. Job creation and stability should remain a primary goal when planning the future of our community. We have become a job market for communities surrounding us as well as residents and former second home owners seeking opportunities here sufficient to support a chosen life style.

7. Residents and visitors alike appreciate and enjoy our quality of life and surrounding natural beauty. We must be mindful as we plan to assure out best attributes are not compromised in our zeal for an expanded tax and economic base.

8. Woodstock will experience direct and residual impacts from projects of regional interest nearby: i.e. the expansion of Loon Mt. and Cannon Mt.. The Forest Service is locating an interpretive center in our community. These expansions can have a positive impact for Woodstock if planned. It is important to keep informed of and participate in the plans of projects within and without our boundaries to assure Woodstock's needs are heard and addressed in a manner beneficial to all interests

Chapter 5

Future Land Use

(Future land uses should proceed keeping in mind Goal #3 of the Master Plan: to maintain small town look and feel, protect quality of life, and protect natural attributes and economic viability)

For discussion purposes we will consider that the community is comprised of 3 districts with common characteristics; Village District, Primarily Commercial District, and Primarily Residential District.

1. Village District

a. **North Woodstock Village** - consisting of the area from the Lincoln town line, Rt. 3 Main St. to the junction of Rt. 175, residential streets to the west of Main St. including School, Center, Bell, Young, Paradise as well as the Alpine Lodge and Village, Deer Park and Crossing at Riverplace developments.
The predominance of the housing stock is in this area of the community. Commercial and residential uses traditionally have existed side by side. It is important to keep both residential and commercial perspectives in mind when considering a change or reuse of properties. It will be imperative to assure that the small town quality of life is maintained in a manner that is beneficial for both residential and commercial users. Maintain adequate parking and pedestrian traffic patterns throughout this area.

b. **Woodstock Village** – consisting of Rt. 3 from the Town Hall to the intersection with Gray Hill Rd. It traditionally has been the smaller of the two village centers. Anything we can do to support business opportunities and residential enjoyment in this village center should be encouraged to assure that it's unique characteristics are enhanced.

c. **Route 112 W. –** consisting of School street intersection West.
There are some open spaces that will be the focus of plans for reuse. It is a logical direction in which to expand our North Woodstock Village. We must be sensitive to traffic patterns and commercial uses that may have an unintended environmental impact on the western fringes of this district.

2. Commercial Districts

a. **Area Along Rt. 3 Between the Two Villages** - this area consists of a narrow strip of land along Route 3 bordered on the west by the National Forest. There are environmental and topographical considerations to keep in mind when considering future land use changes. Traffic patterns, environmental impacts, and quality of life maintenance should be considered when reviewing proposals for changes within this district.

b. **South of Woodstock Village** - consisting of the area from the Intersection with Gray Hill Rd. to the Thornton town line. This section of town is intersected by I-93 at Exit 30 with undeveloped parcels therefore there is growth potential given its proximity to 1-93. We need to be sensitive to quality of life and environmental considerations.

3. Residential Districts

a. **Mirror Lake Road** - This is an environmentally sensitive area of our community host to the Hubbard Brook Ecosystem. Important environmental research is conducted within this water shed and forest. We must protect and support the integrity of their ongoing research, maintaining primarily rural, residential and lake front uses.

b. **Route 175 consisting of Rt. 175 Intersection with Rt. 3 Green Bridge to Thornton Town Line including Gray Hill Rd. area.** Route 175 is predominantly rural residential. It hosts an I-93 exit - Exit 31 with undeveloped parcels in close proximity to the National Forest, the scenic Tripoli

Road, and a predominantly rural residential neighborhood. It is important to keep in mind the quality of life and environmental impacts of any changes in this district. Any development in the vicinity of or upstream of the Municipal well location should proceed with the greatest care to avoid direct or potential contamination or depletion to the municipal water supply.

Woodstock Information Weblinks

1. Historic Topographical Maps - http://docs.unh.edu/nhtopos/Moosilauke.htm

2. Hubbard Brook Ecosystem Study including Mirror Lake Ecosystem - www.hubbardbrook.org/
3. Lincoln/Woodstock Chamber of Commerce - www.lincolnwoodstock.com
4. Peeling -http://ftp.rootsweb.com/pub/usgenweb/nh/grafton/1817gaz/peeling.txt
5. NH General information - http://www.newhampshire.com/
6. NH Fish and Game, includes information on game species available, seasons permits, hunter education and regulations - www.wildlife.state.nh.us/

   Seasons, regulations, limits, fishing reports, state fish records, maps, weather conditions ... - www.thesi.com/newhampshire.html
7. NH state laws and regulations links

   http://www.state.nh.us/constitution/constitution.html,

   http://gencourt.state.nh.us/rsa/html/indexes/default.html

   http://gencourt.state.nh.us/rules/index.html, http://www.des.state.nh.us/

   http://www.state.nh.us/osp - includes planning statutes
8. NH Department of Transportation

   http://www.state.nh.us/dot/

   http://www.state.nh.us/dot/traveler.htm
9. NH Governor's Website - http://www.state.nh.us/governor/
10. NH Parks and Recreation - http://www.nhparks.state.nh.us/
11. Online population - http://www.neweconomyindex.org/states/2002/04_digital_02.html
12. New Hampshire Economic and Labor Market Information Bureau - http://www.nhes.state.nh.us/elmi/